

CPC Meeting Minutes, February 8, 2012
7:30 PM
The Kingsbury Room
Wellesley Police Station

The Wellesley Community Preservation Committee met at 7:30 PM in the Kingsbury Room at the Wellesley Police Station.

Present were the following CPC members: Tony Parker (Chair), Allan Port (Vice Chair), Don McCauley, Joan Gaughan, Stephen Murphy, Jim Conlin, Bob Goldkamp and Dwight Lueth. Absent was Barbara McMahon. Susan Minio, CPC administrative assistant, was also present.

The Chair called the meeting to order at 7:35PM.

Citizen Speak

No Citizens were present or chose to speak.

Discussion regarding WHDC application for funds for this years Annual Town Meeting

Handout: Same materials as last meeting with the recap of spending.

Bob Goldkamp came before the CPC to make a formal application for funding based on actual cost of the units purchased, renovated, and sold last year. The total cost for the two houses (3 units total) was \$697,600. The formal request is for \$330,000 for equity capital.

The Chair noted that the CPC is to appear at 8PM on February 15th with Advisory and he stated that there would be a discussion around the CPC five-year plan and the CPC and Town's approach to affordable housing. There was a brief discussion on the model for funding housing and the model for affordable housing in Wellesley.

Jim Conlin moved that CPC approve the request for \$330,000 equity capital for future purchases of affordable housing for the Town of Wellesley.

Stephen Murphy seconded the motion. After a vote, the motion carried unanimously for all present.

Update on current and possible forthcoming projects

St. James

Mr. Port, the vice chair, stated that he had no update on the property. There was a brief discussion about timing. He strongly encouraged the CPC to keep the project in the plans until there is an answer one way or another.

SubStation

The project is going through a 21E study to see if there are environmental issues.

Fuller Brook

FBPCC will come in March to present an update on the project to date.

Hills Branch Library study

The actual cost was substantially more than expected. They have secured additional funding to cover the additional costs beyond the \$6,500 provided through CPC administrative funding at the last CPC meeting.

Historical Society

The Wellesley Historical Society would like to come to present their findings from the Dadmun-McNamara House Study at the March meeting. They have stated that they have landlord support for their proposal.

Upcoming Annual Town Meeting discussion and prep

On February 15, CPC is a meeting with Advisory. Advisory has asked to see the CPC Five-Year Plan. Allan Port and Jim Conlin have updated the financial forms for the plan. There was a larger discussion around the use of funds in the Open Space and encumbered funds. The Vice Chair and Mr. Conlin will provide a clean copy of the spreadsheet for the advisory meeting.

Invoice approval**Waldo Court**

Stephen Murphy made a motion to approve \$59,553.00 final bill for the Waldo Court project to be paid to New England Builders and Contractors, Inc.

The motion was seconded Jim Conlin. After a vote, the motion carried unanimously.

Fuller Brook Foot Path transfer of funds for the demonstration pathway for \$19,000. Allan Port made a motion to approve the transfer of funds from CPC to the DPW for the sum of \$19,000 to pay for the demonstration pathway. Stephen Murphy seconded the motion contingent on the approval and clarification from the FBPCC and DPW.

Belvedere Signage

Invoice for \$1248.75 payable to Hammersmith Studios

Allan Port moved to pay the final invoice for \$1248.75 for the restoration of the signage for the Abbot Road/ Belvedere neighborhood. Bob Goldkamp seconded the motion which carried unanimously after the vote.

CPA Coalition Dues

Jim Conlin moved to approve and pay the CPA Coalition dues of \$3,000 out of administrative funds. Allan Port seconded the motion. After a vote, the motion carried unanimously.

Minutes approval

Joan Gaughan motioned to approve the minutes from the January meeting with a small correction to the spelling of David Wright's name. Jim Conlin seconded the motion which, after a vote, carried unanimously.

8:50 pm Adjourn